

## GIS REGISTRY INFORMATION

<b>SITE NAME:</b> Valmet Inc Neenah Service Center		<b>FID #</b> (if appropriate):	
<b>BRRTS #:</b> 03-71-257522			
<b>COMMERCE #</b> (if appropriate): 54956-3247-15			
<b>CLOSURE DATE:</b> June 02, 2003			
<b>STREET ADDRESS:</b> 1615 Matthew Street			
<b>CITY:</b> Neenah			
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):		<b>X =</b> 642282	<b>Y =</b> 412168
<b>CONTAMINATED MEDIA:</b>	Groundwater	Soil	<b>X</b>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>		Yes	No <b>X</b>
• <b>IF YES, STREET ADDRESS:</b>			
• <b>GPS COORDINATES</b> (meters in WTM91 projection):		<b>X =</b>	<b>Y =</b>
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):		Yes	No <b>X</b>
• <b>IF YES, STREET ADDRESS 1:</b>			
• <b>GPS COORDINATES</b> (meters in WTM91 projection):		<b>X =</b>	<b>Y =</b>
<b>CONTAMINATION IN RIGHT OF WAY:</b>		Yes	No <b>X</b>
<b><u>DOCUMENTS NEEDED</u></b>			
Closure Letter, and any conditional closure letter issued			<b>X</b>
Copy of most recent deed, including legal description, for all affected properties			<b>X</b>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties			<b>NA</b>
County Parcel ID number, if used for county, for all affected properties			<b>X</b>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.			<b>X</b>
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.			<b>X</b>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)			<b>NA</b>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)			<b>X</b>
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.			<b>NA</b>
GW: Table of water level elevations, with sampling dates, and free product noted if present			<b>NA</b>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)			<b>NA</b>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour			<b>X</b>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)			<b>NA</b>
RP certified statement that legal descriptions are complete and accurate			<b>X</b>
Copies of off-source notification letters (if applicable)			<b>NA</b>
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)			<b>NA</b>
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure			<b>NA</b>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
2129 Jackson Street  
Oshkosh, Wisconsin 54901-1805  
TDD #: (608) 264-8777  
Fax #: (920) 424-0217  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
Jim Doyle, Governor  
Cory L. Nettles, Secretary

June 3, 2003

Mr. Dennis Stuyvenberg  
Valmet Inc  
1615 Matthew St  
PO Box 309  
Neenah, WI 4956

RE: Final Closure

Commerce # 54956-3247-15 WDNR BRRS # 03-71-257522  
Valmet Inc Neenah Service Center, 1615 Matthew St, Neenah

Dear Mr. Stuyvenberg:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, URS Corporation, for the site referenced above. It is understood that residual soil contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary. The site will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual soil contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable regulations.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0025.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Verstegen', written over a horizontal line.

Thomas Verstegen  
Department of Commerce  
PECFA - Site Review Section

cc: Mark McColloch - URS Corporation  
Case File



SPECIAL WARRANTY DEED

1097815

REGISTER'S OFFICE  
WINNEBAGO COUNTY, WI  
RECORDED ON

06-16-2000 12:47 PM

SUSAN WINNINGHOFF  
REGISTER OF DEEDS

RECORDING FEE 52.00  
TRANSFER FEE 5908.9  
# OF PAGES 22

Return to:  
FIRST AMERICAN TITLE INSURANCE COMPANY  
1025 Connecticut Ave., NW, Suite 709  
Washington, DC 20036  
Attn: Clare Ursano  
(800) 808-6460

Tax Key No. 802-0572

22  
50.00

## SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10<sup>th</sup> day of May, 2000, between BELOIT CORPORATION, a Delaware corporation, having an address of c/o Jack B. Fishman, 824 South Main Street, Suite 203, Crystal Lake, Illinois 60014 ("Grantor") and VALMET, INC., a Delaware corporation, having an address of 12933 Sam Neely Road, P.O. Box 7467, Charlotte, North Carolina 28241, Attention: Mr. Rich Davis, Vice President, Finance and Administration ("Grantee").

WITNESSETH: That the Grantor, and in consideration of the sum of One (\$1.00) Dollar and other good and valuable considerations to it paid by the Grantee, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the Grantee, its successors and assigns forever, the real estate situated in the City of Neenah, County of Winnebago and State of Wisconsin, being more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

Except as otherwise indicated below, this conveyance is subject to all easements, covenants, conditions, restrictions and other matters of record.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the Grantee, and to its successors and assigns forever.

And the said Beloit Corporation, as Grantor, for itself, its successors and assigns, does hereby warrant that title to the Property is free of defects, encumbrances and liens created or suffered by Grantor during the time it has owned the Property.

On June 7, 1999, Beloit Corporation filed for protection under Chapter 11 of the United States Bankruptcy Code in the matter of Harnischfeger Industries, Inc., et al., in the U.S. District Court of Delaware, being Case No. 99-2171 (PJW).

Pursuant to that certain Order Under 11 U.S.C. §§ 105, 363, 365 and 1146(c) Approving (i) Asset Purchase Agreement and Debtor's Assumption of Obligations Thereunder; (ii) Sale of Certain of Debtor's Assets to Valmet Free and Clear of all Liens, Claims, Interests and Encumbrances; and (iii) Assumption and Assignment of Certain Leases and Executory Contracts, a certified copy of which is attached hereto and made a part hereof (the "Order"), the Property is hereby conveyed free and clear of all mortgages, security interests, conditional sale or other title retention agreements, pledges, liens, judgments, demands, encumbrances, claims, interests or charges of any kind or nature.

**The Order specifically provides that the transfer of the Property shall be not be subject to taxation under any state or local law imposing a stamp, transfer or similar tax in accordance with Sections 1146(c) and 105(a) of the U.S. Bankruptcy Code.**

This document was drafted by:

Daniel J. Kirsch  
Arent Fox Kintner Plotkin & Kahn  
1050 Connecticut Ave., N.W.  
Washington, D.C. 20036

**The remainder of this page is left intentionally blank.**

IN WITNESS WHEREOF, the said Beloit Corporation, as Grantor, has caused these presents to be signed by Mark E. Readinger, its President, and countersigned by Jack B. Fishman, its Secretary, at Chicago, Illinois, and its corporate seal to be hereunto affixed, this 10<sup>th</sup> day of May, 2000.

Attest:

Beloit Corporation

By: Jack B. Fishman  
Name: Jack B. Fishman  
Title: Secretary

By: Mark E. Readinger  
Name: MARK E. READINGER  
Title: PRESIDENT

Acknowledgment

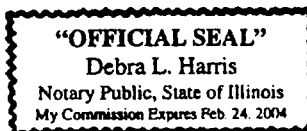
State of Illinois  
County of Cook, ss:

I, Debra L. Harris, a Notary Public in and for the County and State aforesaid, do hereby certify that Mark E. Readinger, personally known to me to be the Exec. Vice President of Beloit Corporation, a Delaware corporation, and Jack B. Fishman, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed in the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary, they signed and delivered the said instrument as President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 10<sup>th</sup> day of May, 2000.

Debra L. Harris  
Notary Public

My commission expires: Feb. 24, 2004



## EXHIBIT A

That part of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 28, Township 20 North, Range 17 East, in the Second Ward, City of Neenah, Winnebago County, Wisconsin, described as follows, viz: Commencing on the North line of Cecil Street, at a point that is 550 feet East of the intersection of said North line with the Southeasterly line of the right-of-way of the Chicago and North Western Transportation Company (formerly the Chicago and North Western Railway Company); thence East, along the North line of said street, 400 feet; thence North, at right angles to the North line of said street, 700 feet; thence West, parallel with the North line of said street, 273.6 feet; thence South 34 degrees 29' West, 222.6 feet; thence South, 516.2 feet, to the place of beginning.

AND

That part of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 28, Township 20 North, Range 17 East, in the Second Ward, City of Neenah, described as follows, viz: Commencing on the North line of Cecil Street, at a point that is 950 feet East of the intersection of said North line with the Southeasterly line of the right-of-way of the Chicago and North Western Transportation Company (formerly the Chicago and North Western Railway Company); thence North, at right angles to the North line of said street, 700 feet, to the place of beginning; thence continuing North, 260.4 feet; thence West, 58.5 feet to the East line of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section; thence North, along the East line of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , 334 feet, more or less, to the North line of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence West, along the North line of said Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , 6.64 feet, to the Southeasterly line of the right-of-way of said Transportation Company; thence South 34 degrees 29' West, along said right-of-way, 830 feet; thence South 55 degrees 26' East, 165.2 feet; thence North 34 degrees 29' East, 222.6 feet; thence East, 273.6 feet, to the point of beginning.

Tax Key No. 802-0572

Depending on how you performed your search, you could retrieve information on several properties. Please look carefully at the information to be certain you are viewing the property information that you seek.

# City of Neenah

Record Last Updated: 05/05/2003

**For additional tax information, click [here](#)**

Tax Roll Year:	2002
Parcel Number:	02-0572-00-00
Parcel Address:	1615 MATTHEWS ST
Owner:	VALMET CORP
Owner Mailing Address:	MR. MIKE SCHRIML P.O. BOX 155 IVY INDUSTRIAL PARK  CLARKS SUMMIT , PA, 18411

### Assessed Values

**Assessment Class:**

Land Value:	215,400
Improvements:	1,576,400
Total Value:	1,791,800
Fair Mkt Value:	2,108,000
Assessment Ratio:	85.0

Assessment Year: 2002

**Legal Description:**

**UNPLATTED LD PALMERS MAP AS  
IN V700 P529 & V728 P587**

Square Footage:	0
Year Built:	
Lot size:	9.550ACR
Property Zoning:	I2
Flood Plain:	N
Sales Document #:	1097815W
Sale Date:	0500
Sale Price:	1,996,300

### Special Assessments:

[illegible]



Depending on how you performed your search, you could retrieve information on several properties. Please look carefully at the information to be certain you are viewing the property information that you seek.

# City of Neenah

Record Last Updated: 05/05/2003

For additional assessment information, click [here](#)

Tax Roll Year:	2002
Parcel Number:	02-0572-00-00
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Owner:	VALMET CORP
Owner Mailing Address:	MR. MIKE SCHRIML P.O. BOX 155 IVY INDUSTRIAL PARK  CLARKS SUMMIT , PA, 18411

### Assessed Values

**Assessment Class:**

Land Value:	215,400
Improvements:	1,576,400
Total Value:	1,791,800
Fair Mkt Value:	1,996,600
Assessment Ratio:	89.74
General Tax:	47,906.25
School Credit:	2,751.61
Lottery Credit:	.00
Miscellaneous:	-
Net Tax:	47,906.25
Total Tax Bill:	47,906.25
Tax Rate:	.026736
Paid Amount:	23,953.13
Balance:	23,953.12
Last Payment Date:	03/04/2003
Unpaid Prior Year Taxes:	N
Tax Bill #:	0

Assessment Year:	2002
------------------	------

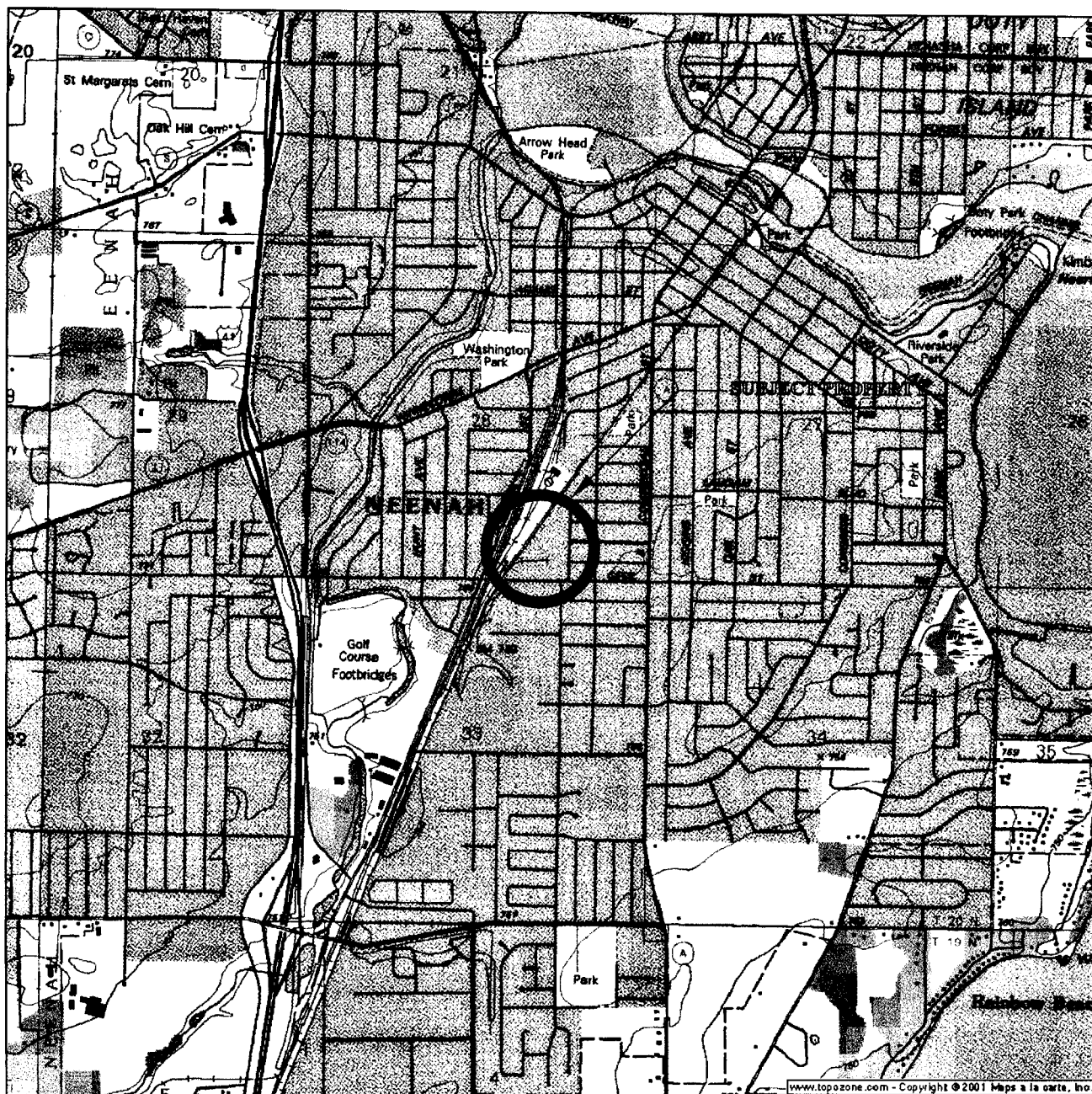
**Legal Description:**

**UNPLATTED LD PALMERS MAP AS  
IN V700 P529 & V728 P587**

Square Footage:	0
Year Built:	
Lot size:	9.550ACR
Property Zoning:	I2
Flood Plain:	N
Sales Document #:	1097815WD
Sale Date:	0500
Sale Price:	1,996,300

**Special Assessments:**

[illegible]



BASE MAP SOURCE: USGS 7.5 MINUTE TOPOGRAPHIC QUADRANGLE,  
NEENAH, WISCONSIN, DATED 1984.



QUADRANGLE  
LOCATION

NORTH  
SCALE: 1"=2000'

## METSO PAPER NEENAH, WISCONSIN

### FIGURE 1 SITE LOCATION

DRN. BY DDZ	PROJ. NO. 4995.001
DATE 22.MAY.2003	URS CORPORATION



**NORTH**

### LEGEND



## WATER AST'S



## TANK LOCATIONS



FEBRUARY 2000 SAMPLE LOCATIONS



OCTOBER 2000 SAMPLE LOCATIONS



APRIL 2002 GROUNDWATER



2533

SOIL CONTAMINATION ABOVE  
250 mg/kg PCB

230 mg/kg KCL  
DBO CONCENTRATION IN SOIL

URO CONCENTRATION IN SOIL  
(mg/kg)

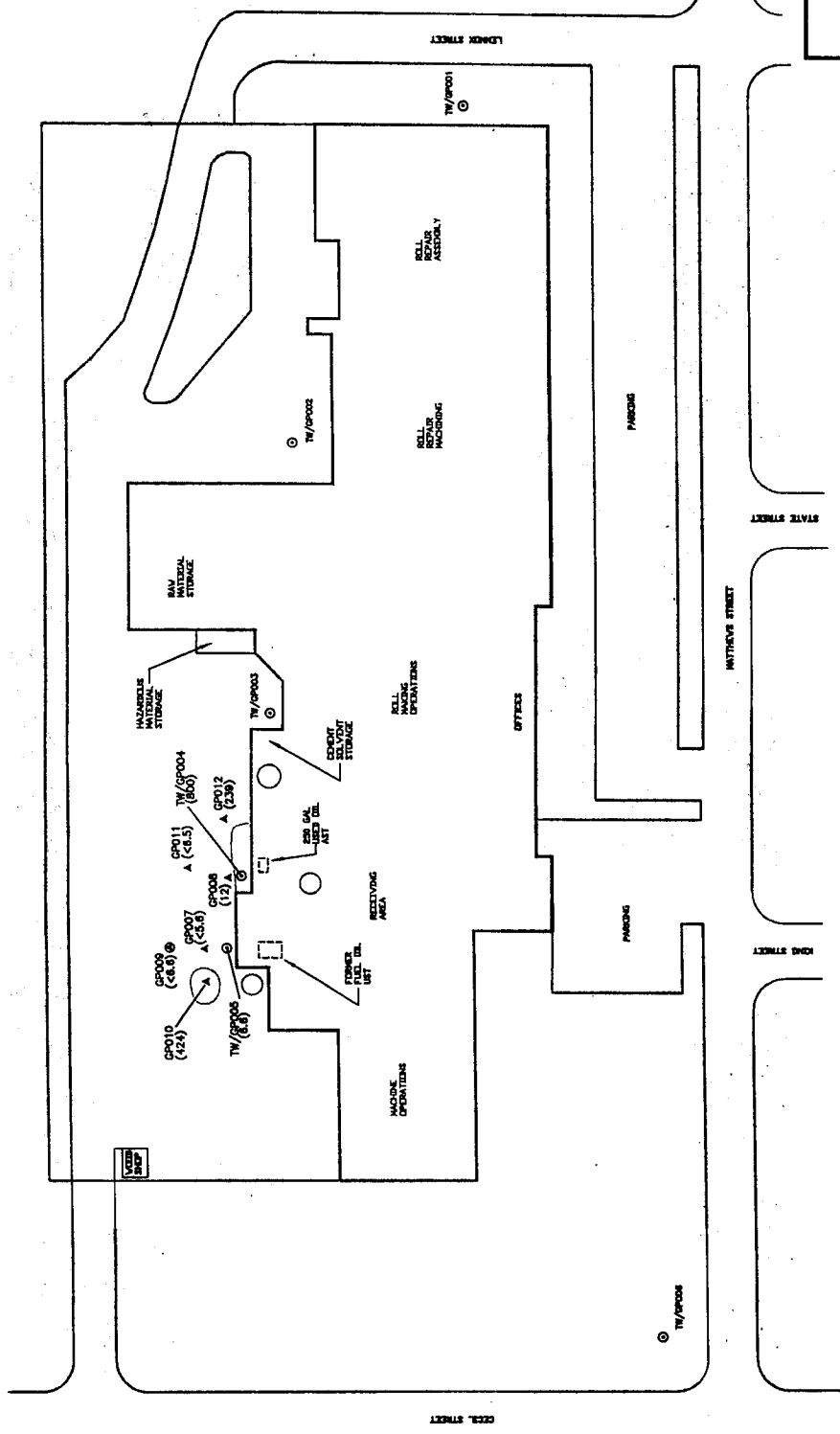
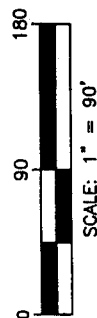
METSO PAPER  
NEENAH, WISCONSIN

FIGURE 2  
SITE MAP

DRAWN BY: JMB	SCALE: AS SHOWN	PROJ. NO. 49955.001 SHEET 2 OF 2
CHECKED BY: NSM	DATE: 22 MAY 2000	
APPROVED BY: NSM		

**URS**

5250 E TERRACE DRIVE, SUITE 1  
WABSON, WISCONSIN 53718



FILE SAVES: 113 FILED: APR 05 03 12 25 11 PM

TABLE 1  
SUMMARY OF SOIL ANALYSES  
SAMPLES COLLECTED FEBRUARY 2000  
Valmet  
Neenah, Wisconsin

PARAMETER	GP004	GP005	Residual Contaminant Standard
DRO (mg/kg)	800	66	250*

Notes:

\*DRO soil cleanup standard for soils with a hydraulic conductivity  
of  $1 \times 10^{-6}$  cm/s or less

**TABLE 3**  
**SUMMARY OF SOIL ANALYSES**  
**SAMPLES COLLECTED OCTOBER 2000**

Valmet  
Neenah, Wisconsin

PARAMETER	Concentrations in ug/kg, unless otherwise indicated							
	GP007 3 FT	GP008 3 FT	GP008 5 FT	GP009 4 FT	GP010 3 FT	GP011 4 FT	GP012 3 FT	GP012 8 FT
<b>PETROLEUM VOLATILE ORGANIC COMPOUNDS</b>								
Benzene	<28	<30	<34	<33	<64	<32	<31	<31
Ethylbenzene	<28	<30	<34	<33	81	<32	<31	<31
MTBE	<28	<30	<34	<33	<64	<32	<31	<31
Toluene	<28	<30	<34	<33	<64	<32	<31	<31
1,2,4-Trimethylbenzene	<28	<30	<34	<33	436	<32	264	<31
1,3,5-Trimethylbenzene	<28	<30	<34	<33	205	<32	110	<31
Total Xylenes	<84	<90	<100	<98	<193	<97	<94	<93
<b>POLYNUCLEAR AROMATIC HYDROCARBONS</b>								
Acenaphthene	<56	<60	<67	<66	<64	<65	<63	<62
Acenaphthylene	<96	<100	<110	<110	<110	<110	<110	<100
Anthracene	<5.6	<6.0	<6.7	<6.6	28	<6.5	21	<6.2
Benzo (a) anthracene	<5.6	<6.0	<6.7	<6.6	<6.4	<6.5	63	<6.2
Benzo (b) fluoranthene	<5.6	<6.0	<6.7	<6.6	<6.4	<6.5	<6.3	<6.2
Benzo (k) fluoranthene	<5.6	<6.0	<6.7	<6.6	<6.4	<6.5	<6.3	<6.2
Benzo (a) pyrene	<5.6	<6.0	<6.7	<6.6	<6.4	<6.5	<6.3	<6.2
Benzo (ghi) perylene	<5.6	<6.0	<6.7	<6.6	<6.4	<6.5	<6.3	<6.2
Chrysene	<5.6	<6.0	<6.7	<6.6	<6.4	<6.5	<6.3	<6.2
Dibenzo (a,h) anthracene	<11	<12	<13	<13	<13	<13	<13	<12
Fluoranthene	<11	<12	<13	<13	<13	<13	84	<12
Fluorene	<11	<12	<13	<13	50	<13	43	<12
Indeno (1,2,3-cd) pyrene	<5.6	<6.0	<6.7	<6.6	<6.4	<6.5	<6.3	<6.2
1-Methylnaphthalene	<34	<36	<40	<39	<39	<39	176	<37
2-Methylnaphthalene	<28	<30	<34	<33	<32	<32	120	<31
Naphthalene	<34	<36	<40	<39	<39	<39	<38	<37
Phenanthrene	<5.6	<6.0	7.8	<6.6	26	<6.5	120	<6.2
Pyrene	<5.6	<6.0	<6.7	<6.6	<6.4	<6.5	49	<6.2
DRO (mg/L)	<5.6	12	8.2	<6.6	224	<6.5	239	<6.2

**Notes:**

PVOCs analyzed using US EPA Method 8020

PAHs analyzed using US EPA Method 8310

"ug/kg" Micrograms per Kilogram, equivalent to parts per billion (ppb)

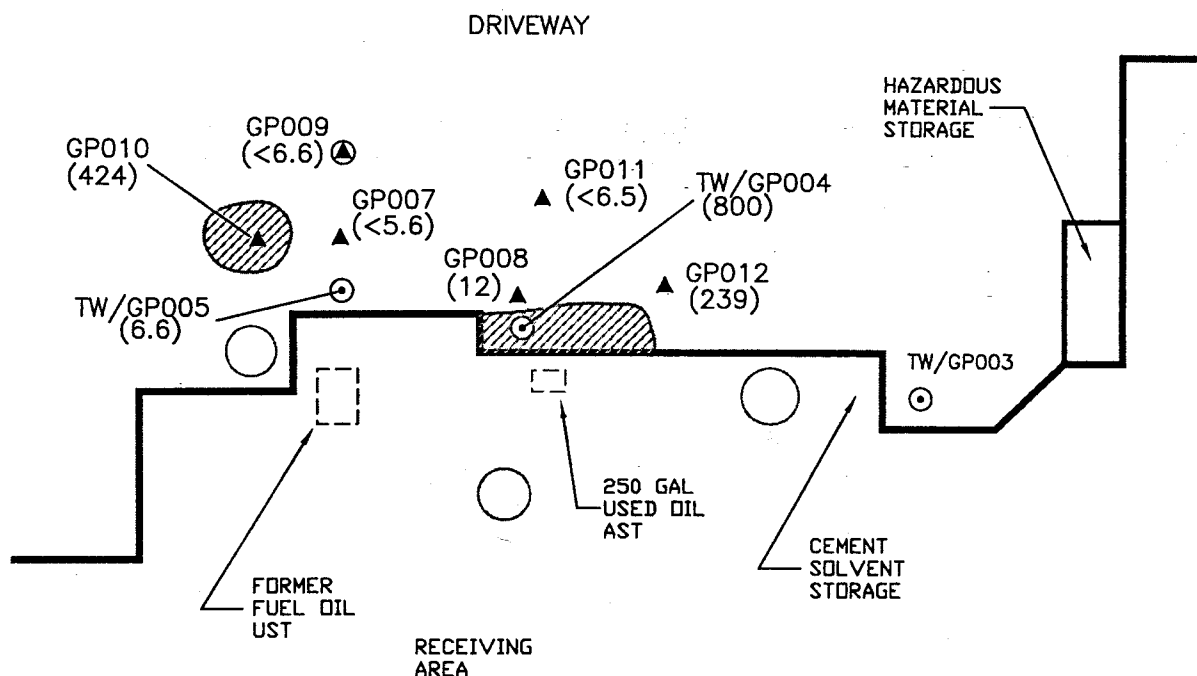
"<10" Parameter Not Detected, (limit of detection indicated)

"<10>" Analyte present above limit of detection, but below limit of quantification

<sup>1</sup> Groundwater samples were unfiltered, temporary well samples.

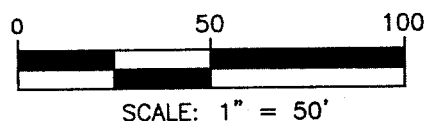
Metals content is assumed to be caused by suspended solids in sample.

Shaded cells indicate exceedance of WDNR cleanup standard for DRO (250 mg/kg).



# LEGEND

- WATER AST'S
- TANK LOCATIONS
- FEBRUARY 2000 SAMPLE LOCATIONS
- OCTOBER 2000 SAMPLE LOCATIONS
- APRIL 2002 GROUNDWATER SAMPLE LOCATIONS
- SOIL CONTAMINATION ABOVE 250 mg/kg RCL
- DRO CONCENTRATION IN SOIL (mg/kg)



METSO PAPER  
NEENAH, WISCONSIN

## FIGURE 3 AREA OF RESIDUAL SOIL CONTAMINATION

DRAWN BY: DJZ	SCALE: AS SHOWN	PROJ. NO. 49953.001
CHECKED BY: HSM	DATE: 22.MAY.2003	SHEET 2 OF 2
APPROVED BY: HSM		

**URS**

5250 E TERRACE DRIVE, SUITE 1  
MADISON, WISCONSIN 53718  
(608) 244-5855



**RECEIVED**  
**MAY 28 2003**  
**ERS DIVISION**

May 22, 2003

Mr. Thomas Verstegen  
Wisconsin Department of Commerce  
2129 Jackson Street  
Oshkosh, WI 54901

RE: URS Project No. 49955-001  
COMM No. 54956-3247-15, BRRTs No. 03-71-257522  
Metso Paper (formerly Valmet), 1615 Matthews Street, Neenah, Wisconsin

Dear Mr. Verstegen:

Metso Paper USA, Inc., 1615 Matthews Street, Neenah, WI 54956, was under investigation for possible soil contaminants, reference URS Project No. 49955-001.

This confirms that this address of our facilities was the site of the investigation where no further action is recommended by URS Corporation.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Jankowski", written over a horizontal line.

Dan Jankowski  
General Manager

/cjc